

Staff Summary Report



To: Mayor & City Council
Through: City Manager

Agenda Item Number 19
Meeting Date: 07/26/01

SUBJECT: BECK & UNIVERSITY #GEP-2001.25 #ZON-2001.04 #SPD-2001.34 #SBD-2001.35

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: This is the first public hearing for Beck & University for a General Plan 2020 amendment to change the Projected Land Use Map from Residential to Mixed Use, a zoning change from R1-6 and R-3 to R1-PAD and R-3 to MU-2, a Preliminary and Final PAD, and a Preliminary and Final Subdivision Plat located at 1200 West University Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **BECK & UNIVERSITY** (Beck and University, LLC, property owner) for a mixed use development (retail/office and residential) located at 1200 West University Drive. The following approval is requested from the city of Tempe:

#GEP-2001.25 RESOLUTION NO. 2001.19 General Plan 2020 amendment to change the designation on the Projected Land Use Map of General Plan 2020 from Residential: greater than 8 du/ac to Mixed Use: Retail/office/restaurant and Residential on 0.63 gross acres.

#ZON-2001.04 ORDINANCE NO. 808.2001.04 Zoning change from R1-6 and R-3 to R1-PAD on 1.64 net acres and from R-3 to MU-2 on 0.60 net acres.

#SPD-2001.34 Preliminary and Final Planned Area Development for Beck & University for 34 two-story town-homes on 1.64 net acres and for a two-story mixed use component comprising of 8 condominiums (at second floor) and 5,688 s.f. of retail/office (at the first floors) on 0.60 net acres. Total site area is on 2.24 net acres.

#SBD-2001.35 Preliminary and Final Subdivision Plat for Beck & University consisting of 35 lots and 4 tracts on 2.24 net acres.

Document Name: 20010726devsrh07

Supporting Documents: Yes

SUMMARY: This request is for 34 two-story (one and two bedrooms) town homes and for two buildings, two-story mixed use development, consisting of 5,688 s.f. for retail/office (at the first floors) and 8 condominiums with lofts (at the second floors). The existing zoning on the subject parcel is R1-6 and R-3. This proposal includes a zoning change from R1-6/R-3 to R1-PAD on the town home portion, and from R-3 to MU-2 for the mixed use portion. The mixed use site (0.6 net acres) requires a General Plan 2020 amendment and the MU-2 Zoning requires a 3D computer model with the application. The applicant provided a 3D computer model complemented with photo images. Staff recommends approval, subject to conditions. On June 12, 2001, Planning Commission approved this request on a 4-0 vote. To date, staff received one letter expressing concerns, on letter of support, and telephone calls with comments.

RECOMMENDATION: Staff – Approval
Public - Comments

ATTACHMENTS:

1. List of Attachments
 2. History & Facts / Description
 - 3-5 Comments
 - 6-7 Conditions of Approval
-
- A. Location Map
 - B. Letter of Explanation (General plan 2020 Amendment)
 - C. Letter of Explanation (Project Narrative)
 - D. Letter of Explanation (Variance, 3D Model)
 - E. Preliminary and Final PAD (Town homes Project)
 - F. Preliminary and Final PAD (Mixed use Project)
 - G. PAAB Recommendation, April 11 & July 11, 2001
 - H. Letter of Support
 - I. Letter of Opposition
 - J. Resolution No. 2001.19
 - K. Ordinance No. 808.2001.04
 - L. General Plan 2020, R1-PAD Exception
 - M. MU-2 Zoning District
 - N. Aerial Photo

HISTORY & FACTS:

1945 and 1930.	According to County Assessors Records, 2 single family homes were built at this property in 1945 and one in 1930.
February 20, 2001.	All buildings were demolished.
April 10, 2001.	Planning Commission held the first public hearing for the General Plan 2020 amendment, for public input only.
May 8, 2001.	Planning Commission continued this proposal until May 22, 2001 to include a variance for the 3D computer model required in the new MU-1 and MU-2 Zoning Districts.
May 22, 2001.	Planning Commission continued this proposal until June 12, 2001 to allow the applicant to solve right of way issues concerning the subject site.
June 12, 2001.	Planning Commission approved this request for a General Plan Amendment, rezoning, a Final PAD, and a Final Subdivision Plat. The variance to waive the 3D computer model was denied.

DESCRIPTION: Owner – Beck and University, LLC
Applicant – Patrick Anderson
Architect for Townhomes – Pyatok Associates, Michael Pyatok, FAIA
Architect for Mixed Use – Eden Architects
Engineer – Brooks, Hersey and Associates, Inc.

Proposed Townhome Development:

Existing Zoning – R1-6 and R-3
Proposed Zoning for town homes – R1-PAD
No. of Units – 34
Parking Provided – 2 per unit in garages (68 total)
Landscape Provided – 28%

Proposed Mixed Use Development:

Existing Zoning – R-3
Proposed Zoning – MU-2
Number of Units – 8 condominiums
Maximum Density Allowed – 24 du/ac
Density Proposed – 13.3 du/ac
Building Area, Non-residential – 5,688 s.f. (retail/office)
Maximum Building Height Allowed – 50'
Building Height Proposed 49.3'
Parking Provided – 35 spaces

Subdivision Plat:

Number of lots proposed – 35 (34 town home sites plus 1 lot for the mixed use)
Number of tracts proposed – 4 tracts

COMMENTS: This proposal is located at the north west corner of University Drive and Beck Avenue. The overall plan is divided in two parts. One is a 34 two-story townhome project and the second is a mixed use development which includes 8 condominiums, office, and retail space. The request includes a General plan 2020 amendment, a zoning change, a preliminary and final PAD (including one variance), and a final subdivision plat.

General Plan 2020

The general Plan 2020 designates the subject property as residential: Less than or equal to 8 du/acre on the town home proposed site and greater than 8 du/acre on the mixed use proposed site. Under General plan 2020 guidelines, R1-PAD zoning is classified as single family and conforming to the less or equal to 8 du/acre land use classification (see attachment L). No General Plan 2020 amendment necessary on the town home site. The mixed use (MU-2) portion of the overall proposal does need a General Plan 2020 amendment. This portion is 0.60 net acres out of the 2.24 total net acres. As a comparison, the General Plan 2020 designates the south side of University Drive, between Priest Drive and Mill Avenue, as a mixed use corridor. This proposed mixed use development, at the north west corner of Beck Avenue and University Drive, appears to be consistent with that designation.

Zoning

The existing zoning on the subject property is R1-6 and R-3. The area proposed for the town homes overlaps on those two zoning classifications. That is why the rezoning from R1-6 and R-3 to R1-PAD. The entire area for the mixed use project (retail/office and condominiums) is on R-3 zoning. The request on this part is from R-3 to MU-2. The MU-2 zoning class was adopted by City Council on June 8, 2000 (Ordinance No. 808.2000.07). The overall purpose of this district is to “encourage mixed use developments that utilizes vacant parcels available for infill and parcels under consideration for re-use or redevelopment” (see attachment M).

Preliminary and Final Planned Area Development (PAD)

Both proposals, the town homes and the mixed use projects, request a Preliminary and Final PAD. Zoning classifications, R1-PAD and MU-2 require a PAD engineering format and recordation of the approved plans. Both applications appear to meet the minimum requirements. Final recordation format is reviewed by Planning staff before recordation within Maricopa County Records Office.

Site Circulation

The overall circulation from and into this site is primarily at four areas. At the town home project, access the auto courts then into the garages, would be provided along Beck Avenue and from the alley located at the north side of the town homes. Six units would have access to their garages from the alley. The mixed use project has one driveway along Beck Avenue and one driveway along University Drive. Circulation and proposed driveways appear acceptable and agreed upon by Traffic and Transit staff.

Public Input and Neighborhood

This proposal is within the Planning Area Advisory Board (PAAB). This organization represents the neighborhood interests of an area bounded by Farmer Avenue to the east, Priest Drive to the west, Rio Salado Parkway to the north, and Broadway Road to the south. The applicant met with this board and presented this proposal. On April 11, 2001, the PAAB supported the overall proposal by a 10-1 vote based on the following recommendations:

- Support for the requested R1-PAD and MU-1 Zoning (MU-2 is now requested)
- Support for the requested maximum building height and density variances related to the MU-1 Zoning
- Support conditioned on the design elements as proposed, including wrap-around porches. Request for review subject to changes
- The on-site owner occupied relationship is supported and encouraged

Although the proposal presented to the PAAB, April 11, 2001, is the same presented in this report, the zoning classification now requested is MU-2. This allowed the applicant to move forward without the initial requested variances.

Staff received a letter from an adjacent property owner expressing concerns regarding potential noise from the retail use and the parking lot. Telephone calls were received but only requesting information about the proposal. Another letter expressed support, indicating that this proposal is consistent with the neighborhood goals.

At a second meeting on July 11, 2001, the PAAB approved this request on an 8-0 vote. At that meeting PAAB indicated support only for an urban building setback, closer to the street. In previous negotiations, the applicant and the City of Tempe agreed to provide a 55 foot right of way along University Drive instead of the existing 41 feet. On that agreement, the developer would obtain the right of way along Beck Avenue and the City gets a 14 foot strip along University Drive. Although the Board expressed concerns about those plan changes and as approved by the Planning Commission, outdoor dining opportunities would be available along the 14 feet of right of way along University Drive. That set up currently exists at two existing restaurants east of this proposal (Boston Pizza and Baja Grill). If the building setback is placed at 41 feet as previously proposed, those outdoor dining patios would not be possible. Those plan changes should be a win situation for both parties. The City gets the necessary right of way along University Drive to assure possible future public utilities improvements, and the developer would have the opportunity to provide outdoor patios along University Drive and along Beck Avenue.

Project Analysis

Town home Project: The residential portion of this plan include 34 town homes (one and two bedrooms, two car garages) designed on a pedestrian - urban oriented concept. The units include front yard porches, auto entry courts to enter garages, and pedestrian entry courts, creating a front-yard oriented environment. Those units along Beck Avenue have wrap around front porches making those units to appear as street fronts but without abandoning the pedestrian courtyard oriented concept. The plan also includes a centrally located recreational area easily accessed from all units along and through the courtyards.

The 28% of the overall site provided for landscaping appear to be acceptable and works well with the proposed town home concept, amenities, and on-site pedestrian circulation. Type A units total 1,270 s.f. and type B units total 1,480 s.f.

Mixed Use Project: This type of development is unique and encouraged in the MU-1 and MU-2 new zoning districts. This proposal contains two 2-story buildings separated by a courtyard. The first floor would be for office and retail space. The second floor includes the condominiums (ranging from 945 s.f. to 1,340 s.f.) and the access to those units would be by metal stairs cases placed at the middle of the courtyard. In concept, the proposed office and retail shops design intent is to provide a similar feel as the one at the downtown area.

Right of Way

Due to issues regarding the dedication of right of way along University Drive for the mixed use portion of this proposal, few parking spaces were eliminated at the north side of the proposed building. The existing right of way is 41 feet but the City is requesting 55 feet to accommodate all necessary utilities along that segment of University Drive. An agreement was reached between the applicant and Public Works staff regarding the right of way on University Drive and the right of way on Beck Avenue.

Conclusion

The new direction of Tempe's future is in-fill developments and this proposal is the first one to request a zoning change to MU-2. The principle of this zoning district is to take advantage of in-fill development by encouraging creativity and quality mixed use developments. Based on the above analysis, staff feels that this development is unique and should create an opportunity to demonstrate that the proposed land uses blend well outside, but not far, from the downtown area. Staff recommends approval of the overall proposal subject to conditions.

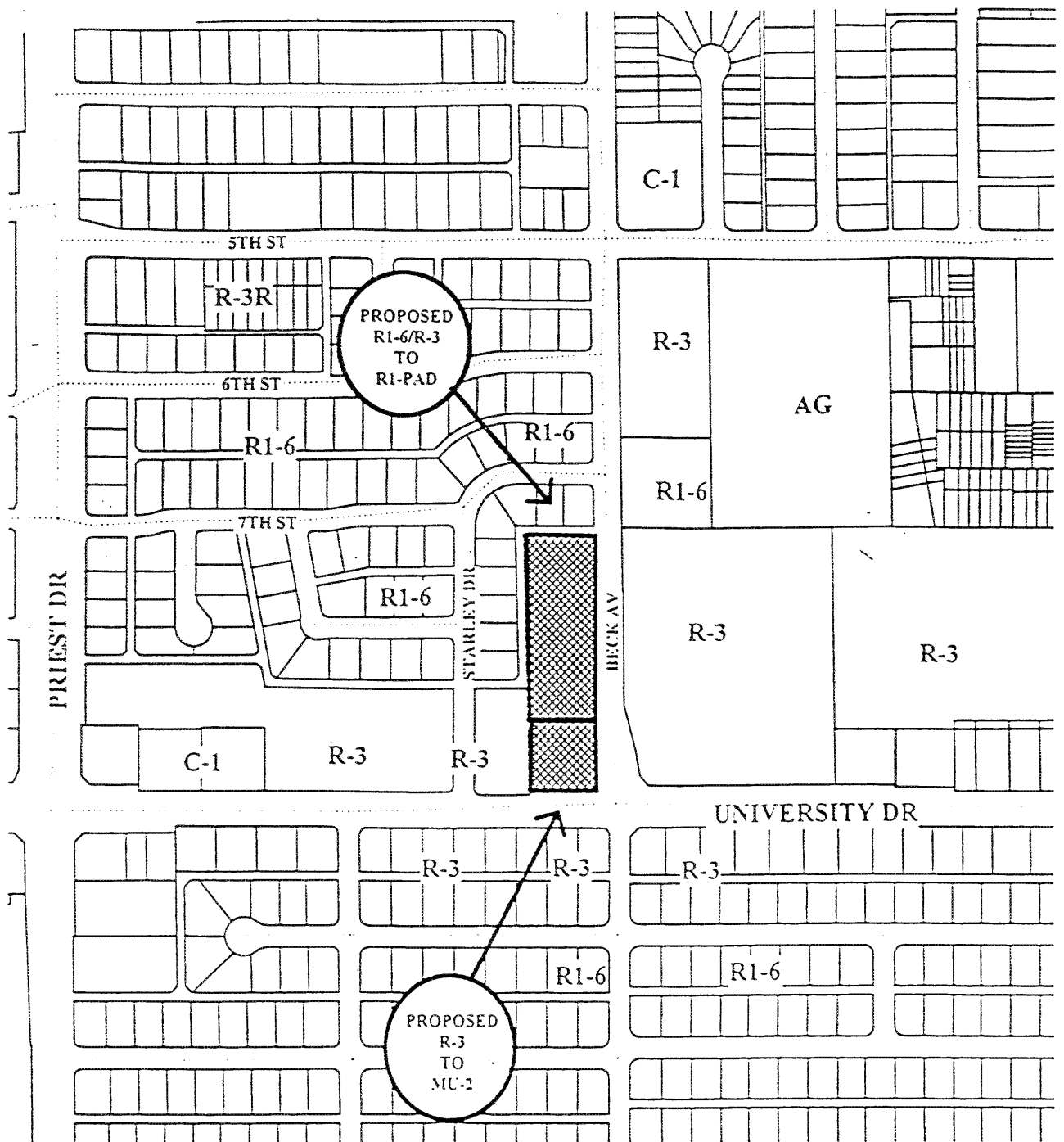
REASON(S) FOR APPROVAL:

1. The overall proposal is consistent with the general guidelines and projected land use map of General Plan 2020.
2. The requested zoning, R1-PAD and MU-2, appears compatible with adjacent land uses and existing zoning.
3. The Preliminary and Final PAD meet the minimum requirements set by Ordinance 808 on format and standards. The Final Subdivision Plat appears to meet the minimum standards of Subdivision Ordinance 99.21.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Should the property be re-subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.

5. A building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application, subject to a public hearing.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. All approved Preliminary and Final Planned Area Developments and Final Subdivision Plat shall be recorded prior to issuance of a building permit.
8. The Preliminary PAD, Final PAD, and Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Records' Office through the City of Tempe's Development Services Department. The Planning Division prior to recordation shall review details of the document format.
9. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
10. The town home and the mixed use project shall be approved by the Design Review Board prior to City Council approval.





GENERAL PLAN 2020 AMENDMENT APPLICATION

Written Justification and Analysis of the Quantitative Impact of Proposed Amendment
Current Land Use: **Residential > 8 du/acre**
Proposed Land Use: **Mixed-Use**
Location: 1200 W. University Drive; NW Corner of Beck and University

The Mission of General Plan 2020 states:

The mission of General Plan 2020 specifically is to guide Tempe as it transitions from a city of growth through development to a city of growth through land re-use and redevelopment with a focus on land maintenance. This General Plan re-affirms Tempe's long standing commitment to physical development and standards that enhance the quality of life and visually reflect a vital yet matured, attractive and unique city. (General Plan 2020, page 2)

The University Drive Corridor serves as a gateway to the City of Tempe which has the potential to become a bustling, inviting pedestrian-friendly environment. The northwest corner of Beck Avenue and University Drive represents a transition point for University Drive – a change in character from a four lane artery connecting Phoenix to Mesa to a more commercially viable urban streetscape. A change in the General Plan 2020 will allow this vision and mixed-use development to become a reality.

With employment, retail, education, recreation, and residential opportunities, Tempe is progressive in defining an urban future in Maricopa County. The amendment to the General Plan 2020 with specific reference to the Riverside/Sunset Neighborhoods "Neighborhood Strategic Plan 1997 - 2001", as requested by this proposal, will provide infill development along University Drive and may provide a model for future development. New owner occupied residential and affordable commercial options for local independent businesses will energize neighborhood revitalization.

The following paragraphs will address a variety of specific components of this submittal.

LAND USE, DENSITY, PUBLIC BENEFITS

In 1996 as the City Council began reviewing the General Plan, it recognized the need for "redevelopment [and] intensification of land use through re-use" (General Plan 2020, page 11). Transitional areas which encompass both in-fill qualities and redevelopment aspects represent the most appropriate applications of this need.

Accordingly, the General Plan 2020 describes Mixed Use as a development which creatively combines residential, office and retail uses to create an environment where people can live, work and recreate in the same development (General Plan 2020, page 17). Our proposed development offers these uses in addition to "patching" a hole in the Sunset/Riverside Neighborhood fabric. The Riverside/Sunset Neighborhoods "Neighborhood Strategic Plan 1997-2001" calls for rezoning this parcel to Mixed-Use land use and highlights the opportunities for "infill mixed-use

development on underutilized land with R-3 zoning” (Neighborhood Strategic Plan 1997-2001, page 10).

Catalyst for Development

In many infill developments, as well as redevelopment projects, a catalyst is often necessary to start the transition to sustainable uses. The General Plan 2020 Land Use Objective 5 “[e]ncourage[s] continued growth in Tempe through infill development, land re-use and redevelopment efforts” (General Plan 2020, page 13). This amendment will allow for a dynamic project which could serve as this catalyst to spur continued transitional development in and around the area.

Moreover, this change will allow for a more creative development on this corner -- a place where you can live, work or play. The commercial portion of this development will provide opportunities for more local, regional and neighborhood oriented businesses to locate along University Drive. As development creates renewed interest in the neighborhood and replaces vacant land, the existing homeowners will receive significant benefit of increasing property value. Increased residential property values will encourage reinvestment and ultimately reduce rental housing and increase owner occupied housing.

Infrastructure

As an infill development, this project will rely on existing City infrastructure for its services and will not require the burden of extending streets and other costly infrastructure improvements. Moreover, this use places no additional burden on existing city infrastructure as envisioned in the General Plan.

Planning Perspective

The GP Amendment to Mixed-Use for this site will allow for a viable mixed-use residential building with commercial components. This mix of uses which has proved successful in many urban environments throughout the United States will provide a building with 24 hour activity and energize this corner with a node for further activity west on University Drive. The site design is largely urban in nature and clearly resonates with the City’s stated goal to “enhance the tangible qualities of life by implementing urban design techniques (General Plan 2020, page 41).

While keeping with the City and neighborhood goals for University Drive, the proposed development will also create an urban edge along the street. This planning feature realizes the character sought by the Sunset/Riverside Neighborhood Association (Neighborhood Strategic Plan 1997-2001, page v). The General Plan 2020 outlines objectives for working with neighborhoods in the Neighborhood/Specific Area Plan Section. This section calls for the Strategic Plan to inform City Council, Boards and Commissions of a neighborhood’s aspirations. Further, Objective Three of this section specifically calls for infill development and land re-use – both vital elements to positive smart growth (General Plan 2020, page 51). Indeed, this notion is best stated in the Neighborhood Strategic Plan: “Build mixed use developments ...” (page 21).

Economic Revitalization

In addition to attracting new businesses to Tempe's urban core along University Drive, a mixed use development will also attract new users to the area. New commercial uses coupled with additional owner-occupied residences in a mixed use environment will increase the economic base. This addition will energize this currently vacant corner, and encourage a balance between owner occupied housing and the existing high concentration of rental housing.

Simply stated, new investment in for-sale housing will create more owner occupied residential in both new and existing housing stock.

RESIDENTIAL COMPONENTS

According to the Riverside/Sunset Neighborhood Strategic Plan, more than 90% of the residential units in this area are rental units. This plan continues to indicate the existing housing stock is not "conducive for family occupancy and is a concern for a vital, sustainable neighborhood" (Neighborhood Strategic Plan 1997-2001, page vi). Housing Objective One of the General Plan 2020 calls for diverse forms of housing throughout the City to meet the needs of residents and their lifestyles" (General Plan 2020, page 14). There is a clear and pressing need for an increase in owner-occupied housing in this area. The proposed mixed-use development specifically address the primary objectives of the General Plan and the very real and pressing economic realities of the neighborhood. As Tempe continues to attract more economic base, it will be important to provide adequate quality housing stock adjacent in the Northwest Tempe Neighborhoods.

Housing Objective 2 of the General Plan address health and safety conditions of the housing. Along with this General Plan amendment, the new development will replace vacant land with new revitalized urban residential units. Part of this implementation strategy calls for "creative and flexible development opportunities to encourage diverse forms of owner occupied housing" (General Plan 2020, page 45). This strategy speaks directly to our development plans and the character of a mixed-use residential and commercial building. The residential aspect of this project provides a vital element necessary for a self-perpetuating local economy. Residents will drive demand and support retail and restaurant establishments. With the proximity to the downtown and other neighborhood amenities, this project reflects increased demand for urban residential living and will continue to add to the owner-occupied housing stock in the area.

Open Space

As an infill urban redevelopment site, this project provides a fresh perspective on suburban open space and green belts. With the close proximity of several of Tempe's finest recreational amenities: the Town Lake and Tempe Beach Park as well as Tempe Jaycee Park, the concept of urban open space becomes essential.

With the change in land use desired by both the City and the Neighborhood, our site plan reduces the building setback on University Drive creating an urban patio and streetscape. The proposed mix of uses -- residential and commercial -- will create a vitality and energy which we believe will spread through the neighborhood.

Finally, the entire building is integrated with a central courtyard shared by all the users which will contain intense landscaping and serve a key circulatory element reinforcing the ground level connection of the residential units on upper floors.

Harmony with Neighborhood Association Plans

Throughout this narrative and throughout our design and planning process, we relied upon not only neighborhood input but also the Riverside/Sunset Neighborhood Strategic Plan. While the General Plan calls for Neighborhoods and Specific Area Planning to “[e]ncourage reinvestment, infill, land re-use and redevelopment that maintains the viability of neighborhoods and specific areas” (General Plan 2020, page 15). The neighborhood strategic plan offered valuable guidance and insight into the neighborhood and we are please to have incorporated many specific suggestions and plans of the strategic plan. This amendment brings the General Plan 2020 in closer concert with the neighborhoods. Not only will the amendment allow for greater reinvestment, but it will also contribute to the continued viability of the existing neighborhood as it will provide an opportunity for local merchants and neighborhood oriented commercial uses.

TRANSIT OBJECTIVES

General Plan Transit Objective 4 calls for “Reduced air pollution by encouraging mixed-use development...” (General Plan 2020, page 13). The proposed development addresses this objective by designing a building where one can live and work while enjoying all the amenities of Tempe including the downtown and the new town lake – all within walking or biking distance. Moreover, the building addresses the existing City transit stop rather than moving development away from the sidewalk. Our project accommodates this vision while complimenting the overall transit objective with opportunities to live and work in one place with ease of bicycle and pedestrian access. The location of the site also allows for convenient access from University Drive, and more importantly, the major building entrances face University Drive.

SCHOOL IMPACT

The increased tax base will contribute to the property and school tax base. Furthermore, from a student population and diversity perspective, new owner occupied housing will enhance school enrollment and parental participation in existing neighborhood schools. For example, Tempe High School has recently invested millions of dollars in capital improvements in anticipation of a growing student population from new development within its boundaries.

CONCLUSION

We believe the requested change to be in full concert with Tempe’s General Plan 2020 and, perhaps more importantly, the Neighborhood Strategic Plan. The adoption of this amendment will speed development efforts and expand the revitalization of surrounding neighborhoods. The short and long term benefits of this amendment are clear and numerous. This change will allow the diversity and balance of uses crucial to the success of Tempe’s northwest neighborhoods. We respectfully submit this justification and analysis and ask for your support.

PROJECT NARRATIVE
1200 W. University Drive
NW Corner of Beck Avenue and University Drive
Tempe, Arizona

Overview

The proposed development site is approximately 2.2 acres. It consists of a mixed-use building along University Drive with 8 for sale loft units and 6,500 SF of office and retail and 34 for sale townhomes on the northern portion of the site.

This proposed development is in concert with the City's and neighborhood's goals of infill development, for-sale housing, and increased commercial activity along University Drive. The site plan has been preliminarily reviewed by the City Staff and the Northwest Tempe Neighborhoods Planning Area Advisory Board (PAAB), and the Sunset/ Riverside Neighborhood Association; each of these groups has expressed support for the project.

Primary Site Features

Transition. This site has approximately 160 feet of frontage along University Drive which will be developed with both commercial and residential uses. An attached townhome development will complete the site. This plan provides a transition from the University Drive corridor to the existing neighborhood. The mixed-use building along University Drive provides an important buffer. The for-sale town homes create a transitional element between the existing multi-family complexes east of the site and the single family homes north and west.

Street Presence. Each of the homes facing Beck Avenue has a large wrap around front porch which maintains the character and rhythm of the adjacent single family neighborhood along Beck Avenue. No garage doors face Beck Avenue or University Drive fostering a more pedestrian environment sought by the City and the neighborhood associations.

Interior Court Townhomes. The townhomes are clustered around 'bungalow courts'; these provide a special opportunity for increased security for young families with small children, single mothers, single women or seniors who may prefer the special sense of security and neighborliness that accompanies this intimate courtyard setting.

Dwelling Units

With an opportunity to serve a wide variety of first time buyers who may be related to the university, young families, singles, couples, or empty-nesters, the overall design provides the buyers a home with a unique mix of public and private outdoor space. The den with a 3/4 bath will also provide an excellent home office or guest quarter.

Mixed-Use

The corner building contains both commercial and residential uses integrated in the same building. Approximately 6,500 square feet of commercial space is available on the ground floor (1,422 SF restaurant; 4,266 SF office/retail); the second floor contains eight (8) loft units which range in size from 945 SF to 1,340 SF. These loft style units will appeal to the urban buyers that are attracted to Tempe and enjoy to the proximity to all the amenities of downtown Tempe, the neighborhood parks and the Town Lake.

Landscaping

The site landscaping will consist of rich vegetation to be compatible with surrounding neighborhood. A Mix of evergreen and deciduous trees will be interspersed with a variety of flowering shrubs, masses of colorful ground cover and turf. Entrance drives will be accented with a unique pattern of integral colored paving stones. These patterns will extend into the interior of the site – unifying the entire project.

The pedestrian experience will be enhanced with a series of private walkways which traverse the site connecting all the homes , common areas and open space. These walkways will be lined with canopy trees providing shade and an intimate sense of privacy. This will not be a gated or exclusive community.

Conclusion

This exciting site offers a clear opportunity for mixed-use development and will enhance a currently vacant parcel. The increase in new owner occupied housing stock with a commercial presence on University Drive will be a true catalyst for future development in the area.

BENTON·ROBB

DEVELOPMENT ASSOCIATES

180 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
TEL (480) 967-3322
FAX (480) 894-5103

May 18, 2001

City of Tempe Planning and Zoning Commission
c/o Mr. Hector Tapia
31 E. 5th Street
Tempe, AZ 85281

VIA FAX: 480-350-8872

RE: 1200 W. University Drive; ZON 2001.04; SPD 2001.34
MU-2 Variance Request

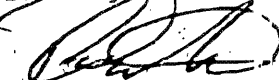
Dear Ladies and Gentlemen:

Please accept this request for a variance to provide a computer generated photo-matched panoramic perspective of the proposed mixed use site showing the adjacent area, in-lieu of "an AutoCAD compatible 3-D computer representation of proposed project ... which displays the surrounding area" (§2-1007 B, Tempe Zoning Ordinance No. 808).

We believe the proposed perspective will provide a better medium to evaluate the proposed development and will allow the building to be viewed in the built environment. Our goal is to meet the spirit and the intent of the ordinance requirement by providing a pictorial tool which we believe will show how our building enhances the streetscape along University Drive. Moreover, this requirement would place an inordinate financial burden on a project of such a small scale.

Therefore, we respectfully request this variance. Should you have any questions or require additional information, please do not hesitate to contact me at the number above (extension 119).

Sincerely,



Patrick W. Anderson

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DEVELOPMENT ASSOCIATES

180 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
TEL: (480) 967-3392
FAX: (480) 894-5165

June 7, 2001

Mr. Hector Tapia
City of Tempe
31 E. 5th Street
Tempe, AZ 85281

HAND DELIVERED

RE: 1200 W. University Drive; ZON 2001.04; SPD 2001.34

Dear Mr. Tapia:

Enclosed are revised building elevations which reflect the continued design evolution of the building. (I understand that the revised MU-2 site plan was delivered under separate cover). The delay in resolving the right of way has provided an opportunity to continue to develop the building. Also, in the interim period, we attended a pre-session with the Design Review Board and have incorporated their input in the revisions.

Also, I would like to confirm our intent to provide the photo-matched perspective drawing. The completed perspective will be available for the Commission hearing on Tuesday, June 12, 2001.

Please provide this information to the Commission along with your report. Should you have any questions or require additional information, please do not hesitate to contact me at the number above (extension 119).

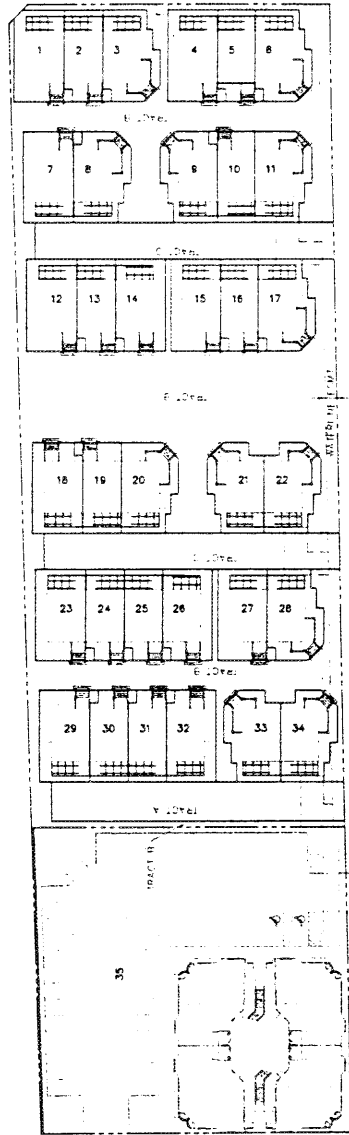
Sincerely,



Patrick W. Anderson

D1

UNIVERSITY DR



5TH ST

BECK AVE

NOTICE: THIS PLAN IS
PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING
THIS PLAN IS THE PROPERTY OF
BECK & UNIVERSITY, L.L.C. AND
SHALL BE KEPT IN THE OFFICE OF
THE ENGINEER, ARIZONA



BECK & UNIVERSITY, L.L.C.
DESIGN: JAC
DRAWN: SM
CHECK: BUB
SCALE: 1/8" = 1'-0"
DATE: 3/28/04
SHEET: 2 OF 3

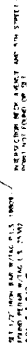
**PRELIMINARY
PLANNED AREA DEVELOPMENT
BECK & UNIVERSITY, L.L.C.**

THIS PLAN IS THE PROPERTY OF BECK & UNIVERSITY, L.L.C. AND SHALL BE KEPT IN THE OFFICE OF THE ENGINEER, ARIZONA

SPD-2001.34

E,

PORION OF 5W 1/4 SECTION 16, T14N R14E,
GASPARILLA MAGNETA COUNTY, ARIZONA
1200 W UNIVERSITY DRIVE, TUCUMCARI, ARIZONA 86303

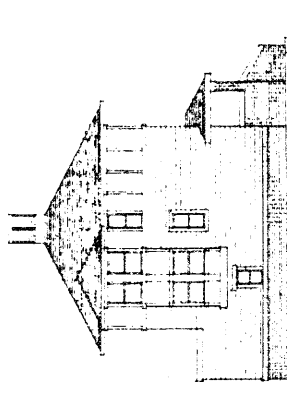
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D 1-800-574-1177
(502) 281-1100
1000 W. Main St.
Portland, OR 97201

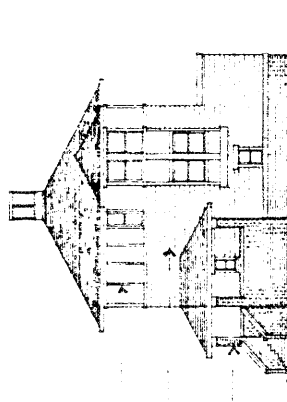
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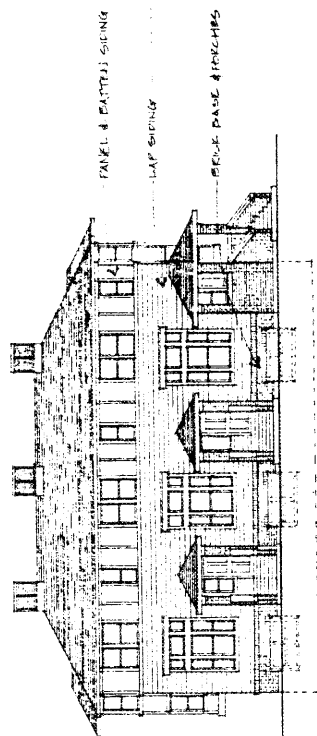
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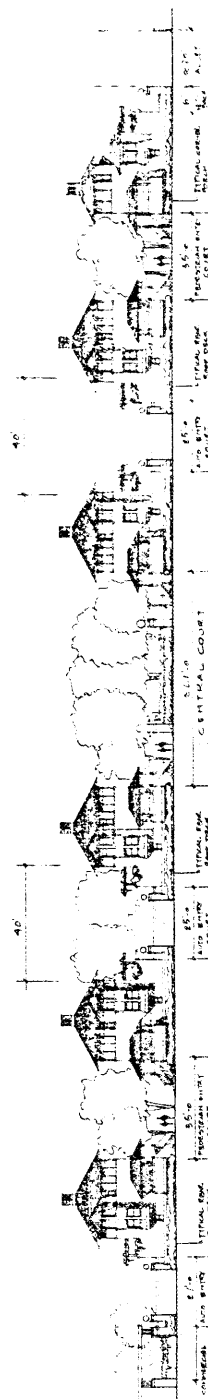
UNIT B- SIDE ELEVATION



UNIT B-STREET ELEVATION

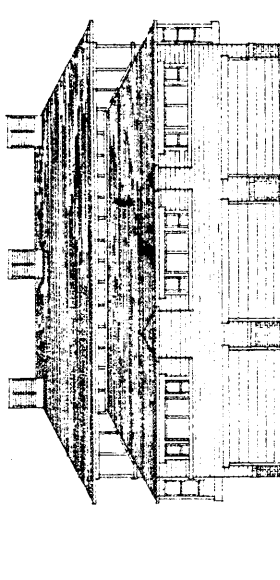


UNITS A & B- COURT ELEVATION

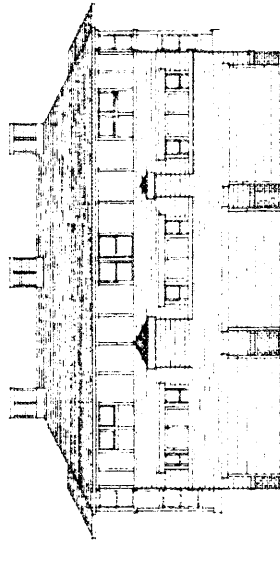


SITE ELEVATION - BECK AVENUE

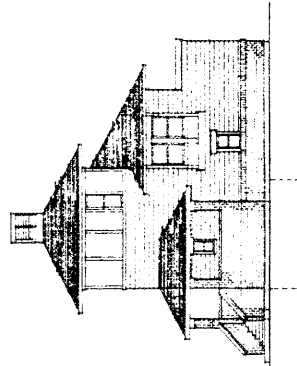
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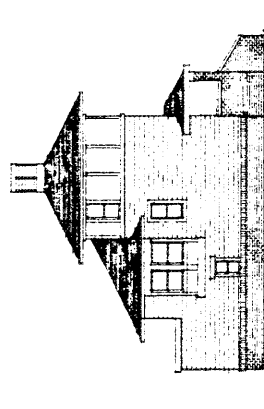
○ UNIT A - AUTO COURT ELEVATION
SCALE 1/8" = 1'-0"



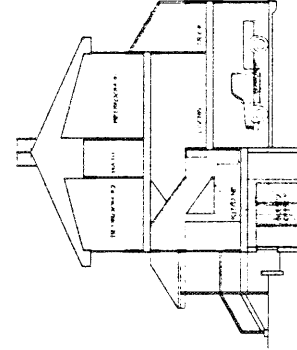
○ UNIT B - AUTO COURT ELEVATION
SCALE 1/8" = 1'-0"



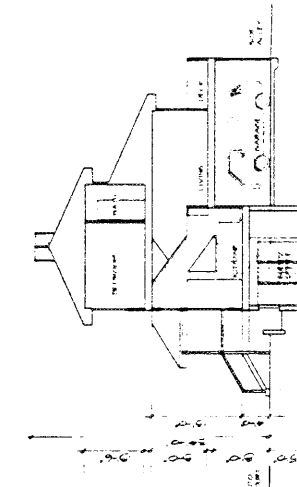
○ UNIT A - STREET ELEVATION
SCALE 1/8" = 1'-0"



○ UNIT A - SIDE ELEVATION
SCALE 1/8" = 1'-0"



○ 2 TYPE B' - SECTION
SCALE 1/8" = 1'-0"



○ 1 TYPE A' - SECTION
SCALE 1/8" = 1'-0"

BLOCK
ELEVATIONS
&
SECTIONS

NO. 1	TYPE A'
NO. 2	TYPE B'
NO. 3	TYPE C'
NO. 4	TYPE D'
NO. 5	TYPE E'
NO. 6	TYPE F'
NO. 7	TYPE G'
NO. 8	TYPE H'
NO. 9	TYPE I'
NO. 10	TYPE J'
NO. 11	TYPE K'
NO. 12	TYPE L'
NO. 13	TYPE M'
NO. 14	TYPE N'
NO. 15	TYPE O'
NO. 16	TYPE P'
NO. 17	TYPE Q'
NO. 18	TYPE R'
NO. 19	TYPE S'
NO. 20	TYPE T'
NO. 21	TYPE U'
NO. 22	TYPE V'
NO. 23	TYPE W'
NO. 24	TYPE X'
NO. 25	TYPE Y'
NO. 26	TYPE Z'

NO.	SECTION
NO. 1	TYPE A'
NO. 2	TYPE B'
NO. 3	TYPE C'
NO. 4	TYPE D'
NO. 5	TYPE E'
NO. 6	TYPE F'
NO. 7	TYPE G'
NO. 8	TYPE H'
NO. 9	TYPE I'
NO. 10	TYPE J'
NO. 11	TYPE K'
NO. 12	TYPE L'
NO. 13	TYPE M'
NO. 14	TYPE N'
NO. 15	TYPE O'
NO. 16	TYPE P'
NO. 17	TYPE Q'
NO. 18	TYPE R'
NO. 19	TYPE S'
NO. 20	TYPE T'
NO. 21	TYPE U'
NO. 22	TYPE V'
NO. 23	TYPE W'
NO. 24	TYPE X'
NO. 25	TYPE Y'
NO. 26	TYPE Z'

E4

Pyatok
Associates
Architects Planning Engineers

Michael Pyatok, FAIA
Principal
1200 W. University Drive
Tempe, AZ 85287
(480) 964-7612
FAX (480) 964-7615

Beck & University, LLC
Beck Avenue
Tempe, Arizona
1200 W. University Drive
Tempe, Arizona

LANDSCAPE DATA

RIGHT-OF-WAY LANDSCAPING	0 SF.
SITE LANDSCAPE AREA	25,025 SF. (28%)
SITE LANDSCAPE REQUIRED	8,823 SF. (10%)
TOTAL LANDSCAPING	25,025 SF.

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

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IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ON-SITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

E5

PINNACLE
DESIGN, INC

1113 E. Camelback Rd.
Suite 100
Phoenix, Arizona 85014
Tel: 480.925.1111
Fax: 480.925.1112

BECK AVENUE TOWNHOMES

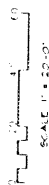
PREPARED FOR: BECK & UNIVERSITY LLC.

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALIGNA	BLUE LEAF WATTLE	24" BOX
	CUPRESSUS SEMPER VIRENS	ITALIAN CYPRESS	24" BOX
	FRAXINUS RIO GRANDIS	RIO GRANDE ASH	24" BOX
	PHOENIX DACTYLIFERA	DATE PALM	EXISTING
	FRAXINUS KRAUTER VESUVIUS	PURPLE LEAF PLUM	24" BOX
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING
SHRUBS			
	BAILEA NUTRADIATA	DESERT MARIGOLD	0 GAL
	CAESIA NEMOROSA	RED BIRD OF PARADISE	0 GAL
	DALIA TRISTIS	BLACK KALE	0 GAL
	LEUCOPHYLLUM OXYANTHUS	PURPLE LEAF BUSH	0 GAL
	NEOLAMPROSCUM	DEER GRASS	0 GAL
	CEANOTHUS PETITE PINK	LITTLE PINK CEANOTHUS	0 GAL
	SALVIA GRECOI	AUTUMN SAGE	0 GAL
	AGAVE	AGAVE	0 GAL
	ALOE VERA	ALOE VERA	0 GAL
	GREEN DESERT SYCAMORE	GREEN DESERT SYCAMORE	0 GAL
	RED YUCCA	RED YUCCA	0 GAL
GROUNDCOVER			
	BUSH MORNING GLORY	BUSH MORNING GLORY	0 GAL
	BROOMRAPE	BROOMRAPE	0 GAL
	GOLD LANTANA PLANT	GOLD LANTANA PLANT	0 GAL
	TRAILING ROSEMARY	TRAILING ROSEMARY	0 GAL
	SAND VERBENA	SAND VERBENA	0 GAL
	SPANISH GOLD	SPANISH GOLD	24"
	MIDRON BERMUDA HYBRID	MIDRON BERMUDA HYBRID	SEED
	EXISTING	EXISTING	



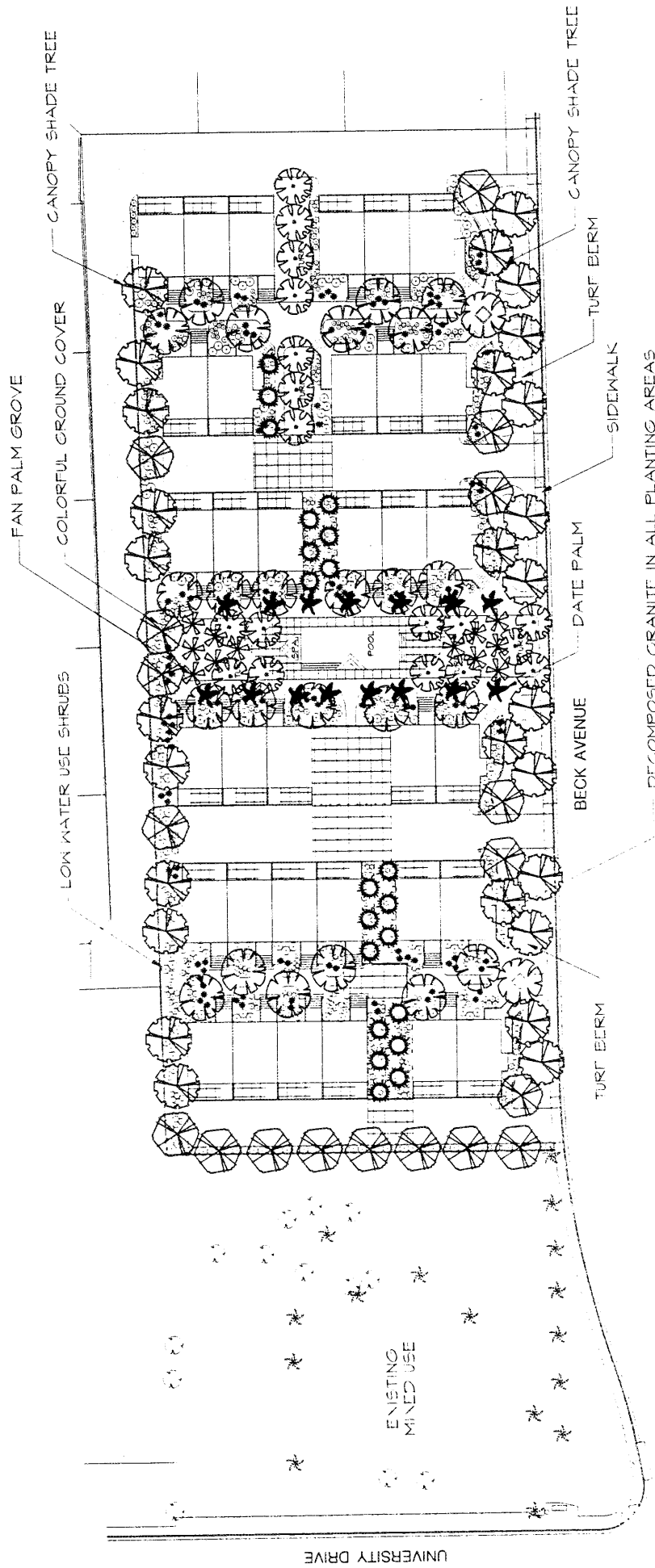
NORTH



SCALE: 1" = 20'-0"

PRELIMINARY
PLAN

L-1



NOTE: EXISTING PALMS TO BE REPLANTED PER LANDSCAPE PLAN

EC

**PINNACLE
DESIGN, INC.**

10000 E. UNIVERSITY AVE.
SUITE 100, DENVER, CO 80231
303.755.1111

BECK AVENUE TOWNHOMES

PREPARED FOR: BECK & UNIVERSITY LLC.



NORTH



PRELIMINARY
PLAN

E 7



eden architects
 edenarchitects.com
 2010 1000 N. UNIVERSITY DRIVE
 SUITE 100
 TUCSON, AZ 85724
 520.488.2840
 NEWSPAPERS, PUBLICATIONS, ETC.

PROJECT NO.
 DATE

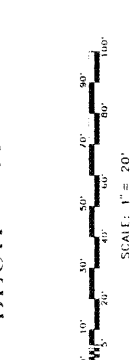
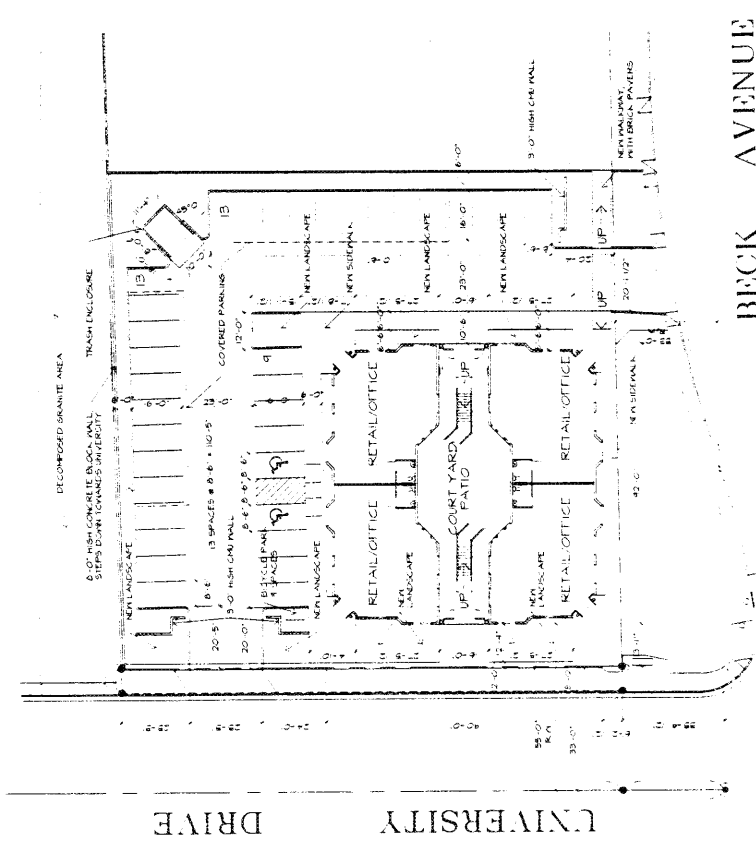
CONTRACT NO.
 DATE

OWNER
 BUILDERS
 N. W. C. of UNIVERSITY AND BECK
 TEMPE, AZ.
 MERRION SQUARE
 1000 N. UNIVERSITY DRIVE
 SUITE 100
 TUCSON, AZ 85724
 520.488.2840
 NEWSPAPERS, PUBLICATIONS, ETC.

DATE
 DRAWN BY
 PROJECT NUMBER
 PROJECT NAME
 DATE

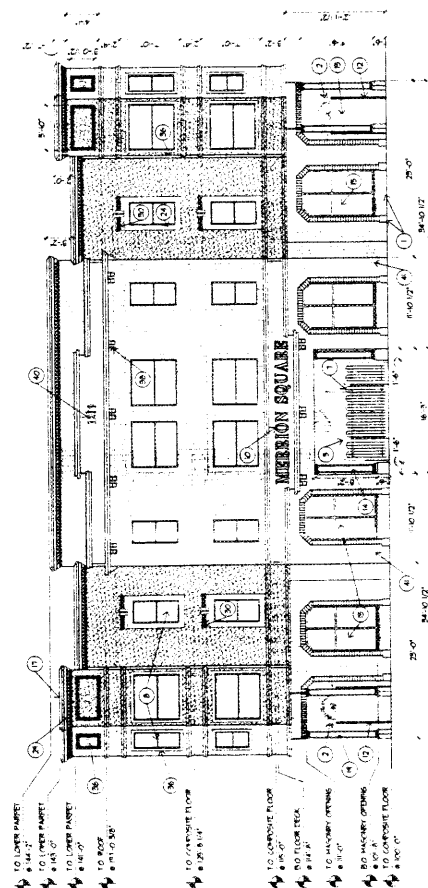
DESIGN
 DEVELOPMENT
 NOT FOR
 CONSTRUCTION

FINAL PLOT
 SITE PLAN & DATA
 Sheet
 A-1



SITE PLAN
 1" = 20'-0"

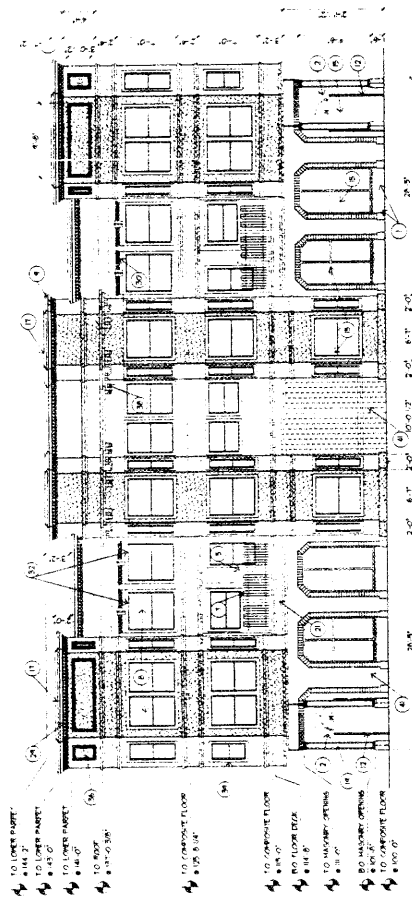
F1

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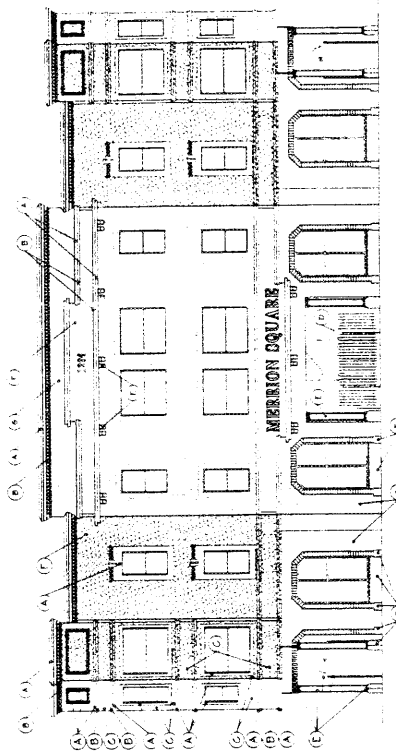
NORTH ELEVATION

0-1 = 874

EAST ELEVATION

$$C_{ij} = -\delta_{ij}$$


WEST ELEVATION

$$\frac{1}{\sqrt{2}} = 0.71$$


SOUTH ELEVATION

 $1/8" = 1:811$

F3

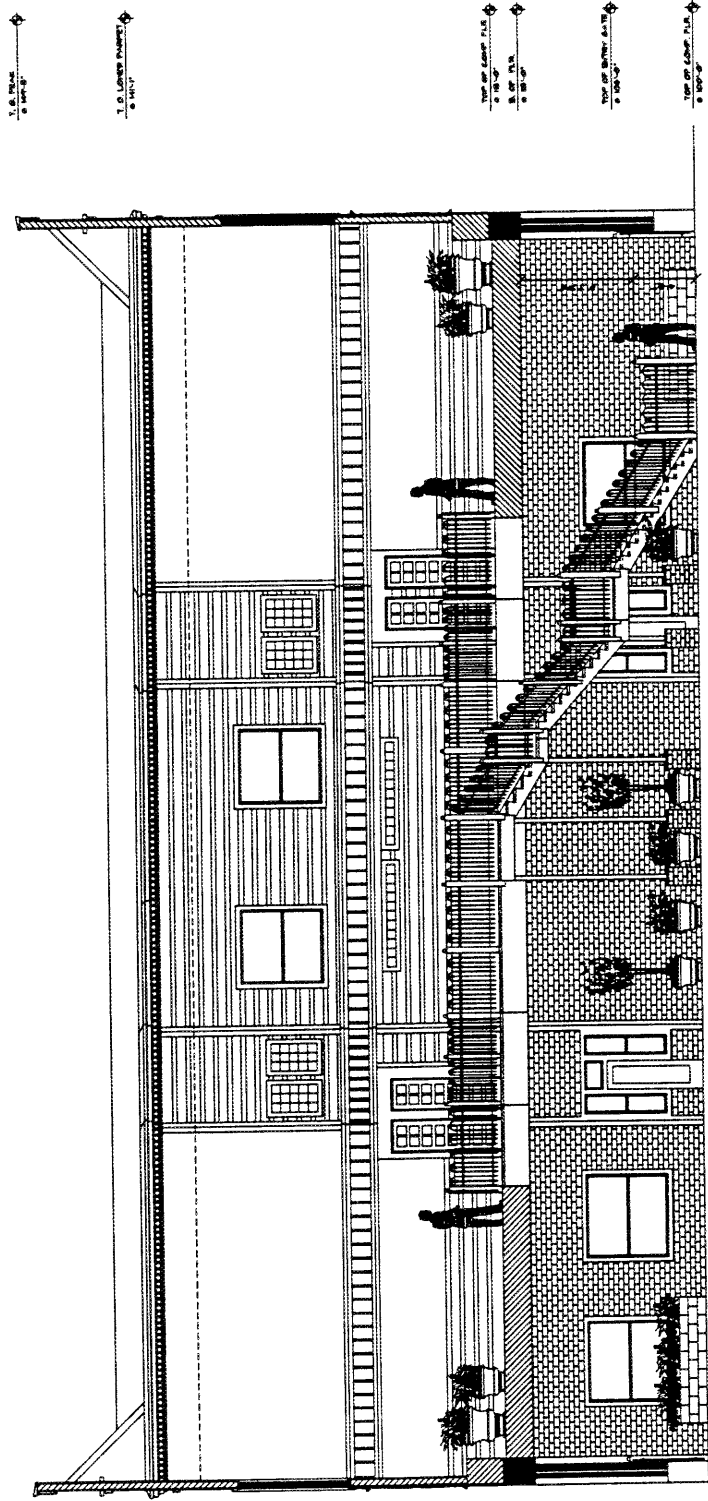


MERRION SQUARE
N. W. C. of UNIVERSITY OF ARIZONA
TAMPE, AZ

DATE: 01.10.2011
BY: J. L. B. / J. L. B.
CHECKED: J. L. B. / J. L. B.
DESCRIPTION: Final P&ID Building

DESIGN
DEVELOPMENT
NOT FOR
CONSTRUCTION

COURTYARD SECTION
FINAL P&ID
BUILDING
A-6



① BUILDING COURTYARD SECTION
1/4" = 1'-0"

1. G. FINISH
0'-0" = 1'-0"

1. G. LOWER FINISH
0'-0" = 1'-0"

TOP OF COURTYARD FIN.
0'-0" = 1'-0"

1. G. FIN.
0'-0" = 1'-0"

TOP OF BUILDING FIN.
0'-0" = 1'-0"

TOP OF COURTYARD FIN.
0'-0" = 1'-0"

F₄

PRELIMINARY LANDSCAPE NOTES

PLANTING

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IRRIGATION

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GRADING

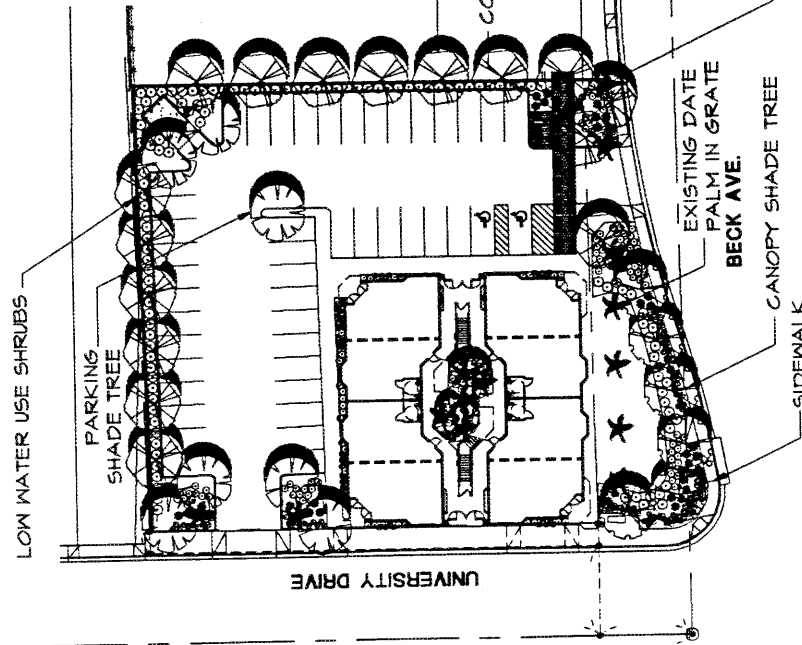
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

TREES ON NEIGHBORING PROPERTY

COLORFUL GROUND COVER

DECOMPOSED GRANITE IN ALL PLANTING AREAS

NOTE: EXISTING PALMS TO BE REPLANTED PER LANDSCAPE PLANS



PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALIGNA	BLUE LEAF NATTLE	24" BOX
	TAXUS RIO GRANDE	RIO GRANDE ASH	24" BOX
	PHOENIX DACTYLIFERA	DATE PALM	EXISTING
	HIBISCUS PARVIFOLIA	EVERGREEN ELM	24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING
SHRUBS			
	BAILEY A MITRADIA	DESERT MARIGOLD	3 GAL
	CAESAL PINIA PILGERIANA	RED BIRD CECILIA	3 GAL
	GLEDITSIA TRIACANTHOS	BLACK OLEA	3 GAL
	DODONAEA VISCOZA	PURPLE HOP BUSH	3 GAL
	LEUCOCORYDIUM LASIOCARPUM	DEER GRASS	3 GAL
	NERIUM OLEANDER	PETITE PINK OLEANDER	3 GAL
	NERIUM BRITTONIANA	DEER GRASS	3 GAL
	SALVIA GREGGII	AUTUMN SAGE	3 GAL
ACCENTS			
	AGAVE SP	AGAVE	3 GAL
	ALOE VERA	ALOE VERA	3 GAL
	CYCAS REVOLUTA	GREEN DESERT SPOON	3 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	3 GAL
GROUNDCOVER			
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	3 GAL
	DALEA GREGGII	TRAILING MOUNTAIN PLANT	3 GAL
	LANTANA CAMARA	GOLD LANTANA	3 GAL
	ROSMARINUS OFFICINALIS 'TREVİ'	TRAILING ROSEMARY	3 GAL
	VERBENA RIGIDA	SAND VERBENA	3 GAL
	NERIT GROUNDCOVER	SPANISH BOLD	3 GAL
	DECOMPOSED GRANITE		3 GAL

LANDSCAPE DATA

RIGHT-OF-WAY LANDSCAPING	2,040 S.F.
SITE LANDSCAPE AREA	2,980 S.F. (113%)
SITE LANDSCAPE REQUIRED	2,628 S.F. (10%)
TOTAL LANDSCAPING	5,020 S.F.



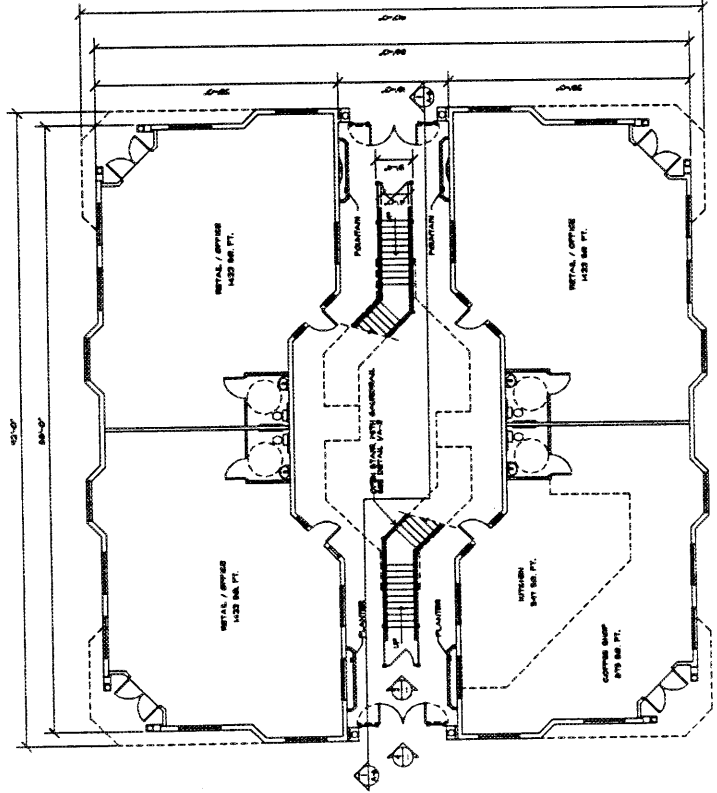
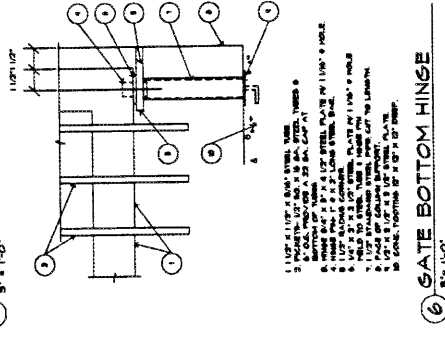
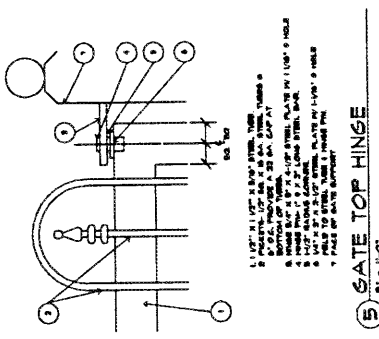
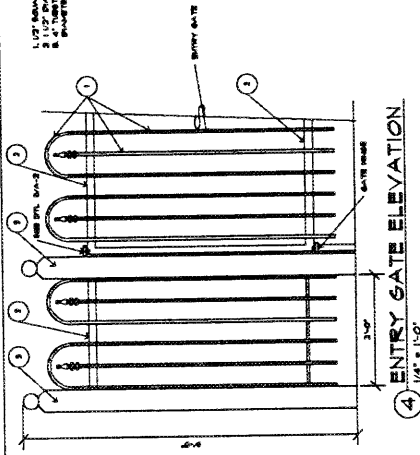
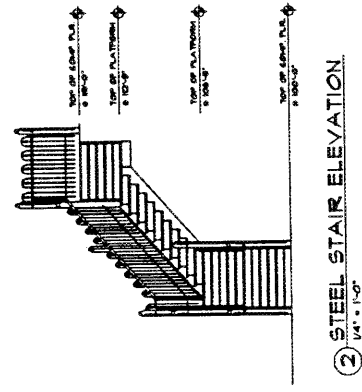
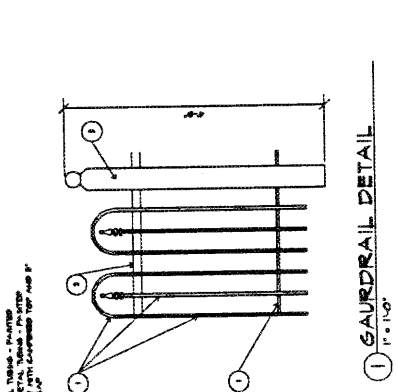
PRELIMINARY
LANDSCAPE
PLAN
SCALE: 1" = 30'-0"

MERRION SQUARE

N.W. CORNER OF UNIVERSITY AND BECK AVENUE

PINNACLE
DESIGN, INC

4411 E. Camelback Rd
Suite 100
Phoenix, AZ 85018
Tel: 602.998.1111



TRAVEL	FLYING AREA
NETAL OFFICE	1432
NETAL OFFICE	1432
NETAL OFFICE	1432
CONF ROOM	878
KITCHEN/RESTROOM	847
TOTAL	5440

FIRST FLOOR
1/2" = 1'-0"

$$F_6$$



eden architects
 1000 N. W. C. of UNIVERSITY AND BECK
 TEMPE, AZ 85281
 TEL: 480-966-7947
 FAX: 480-966-7948
 WWW.EDENARCHITECTS.COM

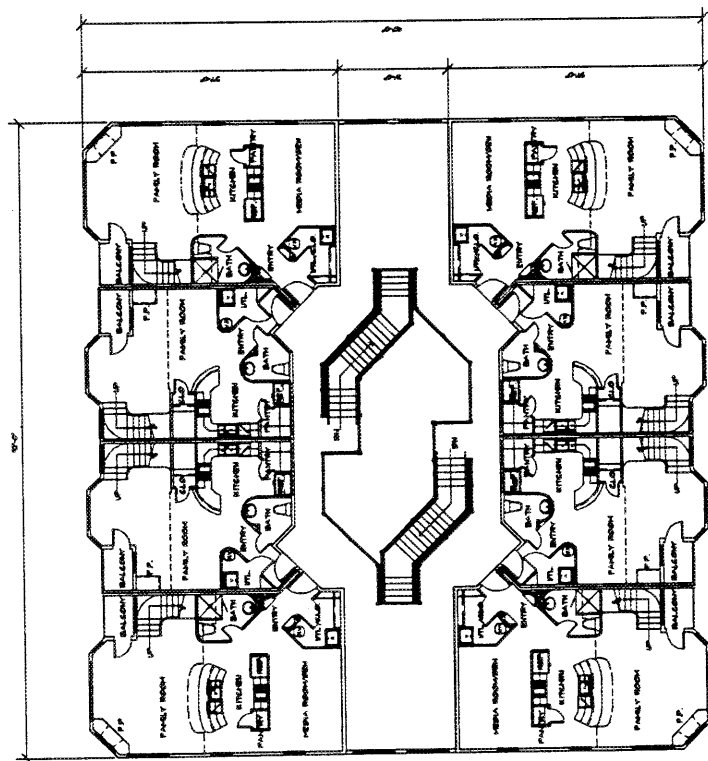
UNIT "A" & "B" 1ST FLOOR
 1/8" = 1'-0"

UNIT "A" & "B" 1ST FLOOR
 1/8" = 1'-0"

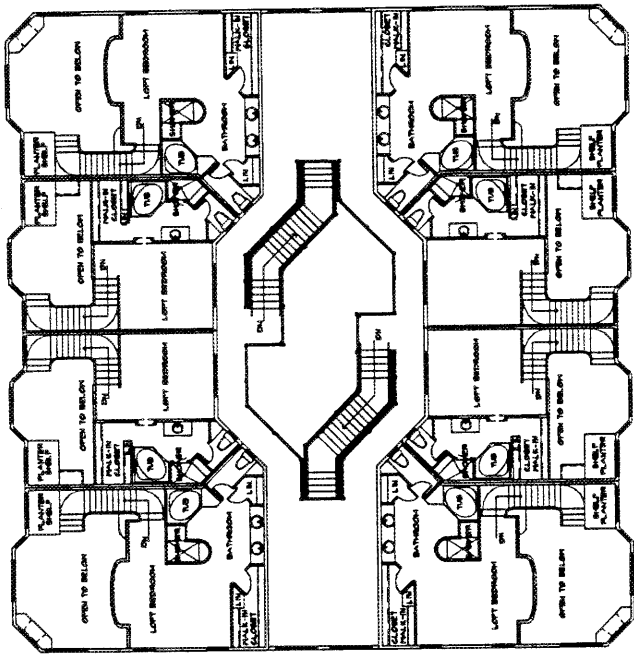
DESIGN
 DEVELOPMENT
 NOT FOR
 CONSTRUCTION

1ST FLOOR & LOFT
 UNIT "A" & "B" PLANS

A-3

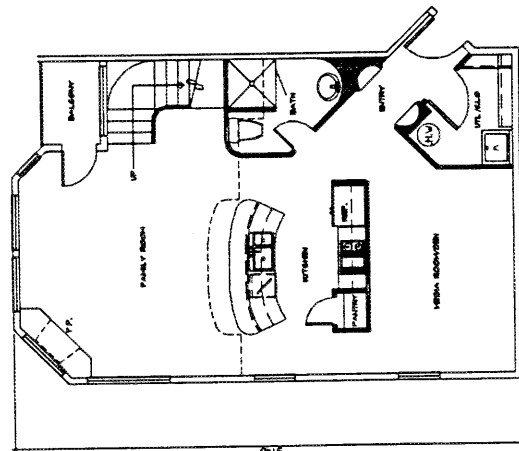
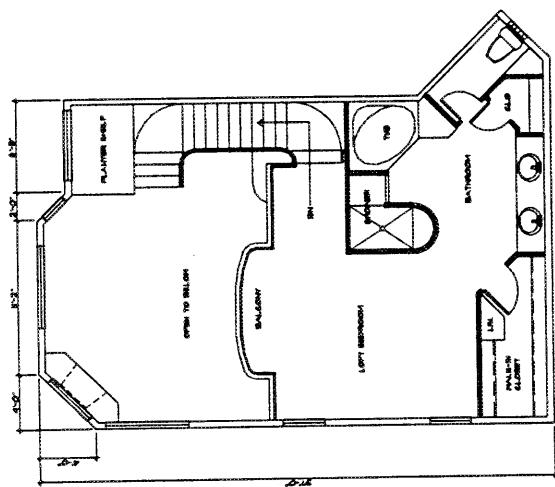
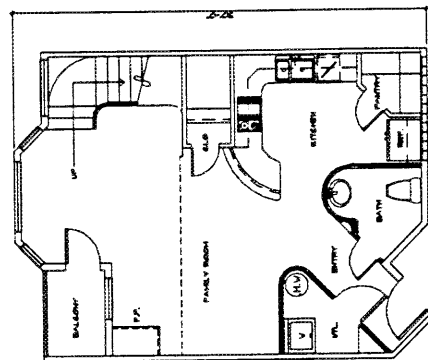
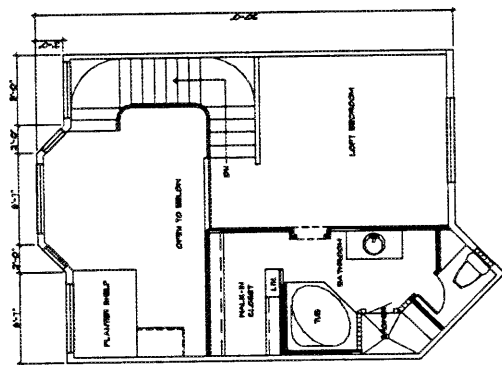


UNIT "A" & "B" 1ST FLOOR
 1/8" = 1'-0"



UNIT "A" & "B" LOFT
 1/8" = 1'-0"

F7



RECOMMENDATION



NORTHWEST TEMPE Planning Area Advisory Board

Appointed by Mayor Giuliano in 1999, the Northwest Tempe Planning Area Advisory Board seeks neighborhood sustainability by establishing policies that enhance valuable housing stock and encourage responsive and responsible development that preserves and enhances local heritage and character while fostering livability.

project: 1200 W. University Drive, 85281

applicant: Benton-Robb, Patrick Anderson

meeting date: 11 April 2001

to: Terry Mullins, Planning Director
Steve Venker, Design Review
Fred Brittingham, Planning + Zoning
Jim Petersen, Hearing Officer/Board of Adjustment
Jon Kimoto, Board of Adjustment

Cc: Roy Hoyt, PAAB Chair
Bonnie Richardson, Neighborhood Planning Manager

staff contact: Eric Hansen, Neighborhood Planning + Urban Design Division

description: Mixed-use development along University Drive consisting of three (3) 1,422 square foot offices, one (1) 875 square foot coffee shop, and eight (8) residential units; in addition to thirty-four (34) for-sale town homes along Beck Avenue

RECOMMENDATION

The Northwest Tempe Planning Area Advisory Board supports the above project (10-1), with the following recommendations:

- ◆ Support for the requested R1-PAD + MU-1 zoning
- ◆ Support for the requested maximum building height and density variances related to MU-1 zoning
- ◆ Support conditioned on the design elements as proposed, including wrap-around porches. Request for review subject to changes.
- ◆ The on-site owner-occupied relationship is supported and encouraged

G

RECOMMENDATION



NORTHWEST TEMPE Planning Area Advisory Board

Appointed by Mayor Giuliano in 1999, the Northwest Tempe Planning Area Advisory Board seeks neighborhood sustainability by establishing policies that enhance valuable housing stock and encourage responsive and responsible development that preserves and enhances local heritage and character while fostering livability.

project: 1200 W. University Drive, 85281

applicant: Benton-Robb, Patrick Anderson

meeting date: 11 July 2001

to: Fred Brittingham, Planning Director
Bill Kersbergen, Principal Planner, Design Review
Steve Venker, Principal Planner, Planning + Zoning
Jim Peterson, Hearing Officer/Board of Adjustment
Jeff Tamulevich, Design Review

cc: Roy Hoyt, PAAB Chair
Bonnie Richardson, Neighborhood Planning Manager

staff contact: Eric Hansen, Community Design + Development Div.
Ryan Levesque, Community Design + Development Div.

description: Mixed-use development at the northwest intersection of University and Beck.
Update and revisions.

RECOMMENDATION

The Northwest Tempe Planning Area Advisory Board maintains the intent of the Neighborhood Strategic Plans, which are to consider an urban setback, and do not support a deviation from the plans. (8-0), one abstention, Kirby Spitler.

- ◆ Oregano's Pizza Bistro on University Drive has set a precedent, for pedestrian oriented development.
- ◆ Board does not support the change to require the building to be pushed back 14' from the original location, due to right-of-way dedication.

APPLICANT DISCUSSION:

- ◆ MU-2 zoning is proposed instead of MU-1. Allowed uses are the same, but variances are not required.
- ◆ The existing ROW is 41'. Additional dedication would create a 55' ROW, which requires the building to be sited 14' north. Relocating the building would eliminate a restaurant/coffee shop.
- ◆ On street parking is not appropriate at this site. The bus stop, driver sight lines, and proposed signal at the intersection would conflict with street parking.
- ◆ The revised proposals for the R1-PAD units near the street have reoriented entries toward Beck Ave.

G1

5255 West Royal Palm Road
Glendale, AZ 85302
May 9, 2001

Planning & Zoning Commission
P.O. Box 5002
Tempe, AZ 85280-5002

Gentlemen:


Unfortunately I will not be able to attend the Public Hearing that is going to be held on May 22, 2001 for the BECK & UNIVERSITY property located at 1200 West University Drive

I do want you to know, however, that I fully support the proposed zoning variances. I feel that this project is in line with the neighborhood strategic plan.

I am the owner of the property directly across the street; my property is located within the 300 feet boundary.

Yours truly,

WESTFALL CHARITABLE REMAINDER TRUST


Homer G. Westfall TTEE

H

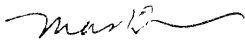
Date: 5 April 2001
To: Planning & Zoning Commission
PO Box 5002 Tempe AZ 85280-5002
Re: #GEP-2001.25 Resolution No. 2001.19

Hello Planning & Zoning Commissioners,

My husband and I have resided at 7th St & Beck since February 1985. We are concerned about the request to change a nearby property to mixed retail and residential use. We are unable to think of any retail use that would not have unpleasant consequences for us. Even if the retail establishment business hours ended well before we retire for the evening (we certainly don't want any more noise than already exists) the retail use parking lot may be an easy meeting place for late night revelers. Neither do we wish to see any additional traffic in the neighborhood. If there had been a retail establishment on that site before we purchased our home in 1985, we would not have chosen to buy it.

Thank you for inviting us to share our views and concerns. Please feel free to read any or all of the above to the attendees at the neighborhood meeting on Tuesday, 10 April.

Sincerely,



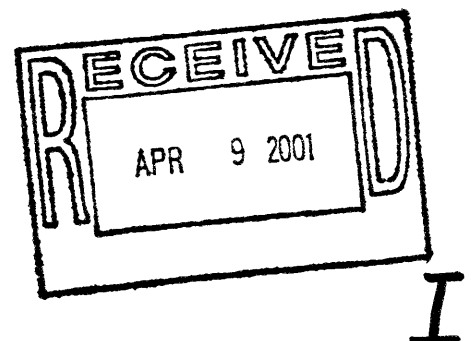
Maria Purchase

Mike & Maria Purchase

1205 W 7th St

Tempe AZ 85281-3306

P.S. Should you wish to contact me by phone, please call between the hours of 9:00AM and 7:00PM 480.655.2248. I prefer that my number remain private.



RESOLUTION NO. 2001.19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TEMPE, ARIZONA, MODIFYING THE PROJECTED
LAND USE MAP OF **GENERAL PLAN 2020** FOR
0.6 ACRES AT 1200 WEST UNIVERSITY DRIVE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
TEMPE, ARIZONA, that the Projected Land Use Map of **General Plan 2020** be modified at 1200
West University Drive to show 0.6 net acres of Mixed Use: Retail and Residential rather than
Residential: greater than 8 du/acre.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
TEMPE, ARIZONA, this ____ day of _____, 2001.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

J

ORDINANCE NO. 808.2001.04

AN ORDINANCE AMENDING SECTION I OF PART 2.F. OF
ORDINANCE NO. 808 OF THE CITY OF TEMPE AND THE
DISTRICT ZONING MAP ACCOMPANYING AND MADE
PART OF THE SAID ORDINANCE NO. 808.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, as follows:

SECTION 1. That Section I.2.F. of Ordinance No. 808 of the Zoning Ordinance
of the City of Tempe and the District Zoning Map of the City of Tempe accompanying and made
a part of the said Ordinance No. 808 be and they are hereby amended by removing the below
described property from the R1-6 and R-3 and including it in the R1-PAD and MU-2.

LEGAL DESCRIPTION

Mixed Use – PAD Parcel

That part of Tract 36 as shown on STATE PLAT
NUMBER 9, filed with the Recorder of Maricopa County,
State of Arizona, in Book 23 of Maps, page 48, Section 16,
Township 1 North, Range 4 East of the Gila and Salt
River Base and Meridian, Maricopa County, Arizona,
described as follows:

Beginning at the Southeast corner of the Southwest quarter
of the Southwest quarter of said Section 16;

thence West along the South line thereof 33.62 feet
(recorded 33.61 feet);
thence North 33.00 feet to the TRUE POINT OF
BEGINNING
thence West 162.37 feet;
thence North 01° 36' 00" West, 161.15 feet;
thence East 163.93 feet;
thence South 01° 04' 15" East (recorded South 01° 03' 19"
East), 161.11 feet to the TRUE POINT OF BEGINNING;

K

AND

ECEPT the South 8.00 feet thereof,

Described property being in and forming a part of the City of Tempe, Arizona and comprising an area of 26,287 square feet and 0.6305 acres, more or less.

Residential – PAD Parcel

That part of Tract 36 as shown on STATE PLAT NUMBER 9, filed with the Recorder of Maricopa County, State of Arizona, in Book 23 of Maps, page 48, in Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 16;

thence West along the South line thereof, 33.62 (recorded 33.61 feet);
thence North 33.00 feet;
thence North 01° 04' 15" West (recorded North 01° 03' 19" West), 161.11 feet to the TRUE POINT OF BEGINNING;

thence continuing North 01° 04' 15" West, 430.40 feet;
thence West 157.91 feet;
thence South 44° 11' 12" West, 13.94 feet;
thence South 01° 36' 00" East, 420.50 feet;
thence East 163.93 feet to the TRUE POINT OF BEGINNING.

Described property being in and forming a part of the City of Tempe, Arizona and comprising an area of 71,351 square feet and 1.6380 acres, more or less.

SECTION 2. Further, those conditions of approval imposed by the City Council, Case #ZON-2001.04 are hereby expressly incorporated in ordinance by this reference.

PASSED AND ADOPTED by the City Council of the City of Tempe, Arizona,
this ____ day of _____, 2001.

Mayor

K₁

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Development Services Manager

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Land Use Element

The Overall Goal of the Land Use Element

The overall goal of the Land Use Element is to guide land use decisions as Tempe transitions from a growing, development-oriented City to a mature, built - out City oriented towards redevelopment, land re-use as well as maintenance and management.

After the discussion of the Land Use Categories on the Projected Land Use Map, the objectives to attain this goal are included.

Land Use Categories Indicated on the Projected Land Use Map

The Projected Land Use Map depicts graphically how each piece of land should be used. Tempe's ultimate planning area is 39.94 square miles, taking into consideration present incorporated land area and several County islands.

Below are descriptions of the land use categories on the Projected Land Use Map.

Mixed Use. This category encourages development of creatively designed projects which combine residential, service, office and retail uses. The goal is to develop, through an integrated mixture of uses, a development where people can live, work and recreate, all in the same development. Although the category stresses and encourages a mixture of uses within one development, a single use development may be considered if the development assists or reinforces the overall development of mixed use within a finite area.


The category requires a commitment to exceptional levels of physical development quality within a specific development plan that meets with the approval of the City Council.

Basic criteria for development include:

1. Reasonable scale, to encourage use of alternative modes of transportation such as bicycling and walking;
2. A well - conceived plan, with access to, and integration of, transit facilities and not dissected by arterial streets;
3. Amenities that exceed the City's Quality Design standards.

The basic criteria should be the starting point for creating a living environment, reflective of a "village" concept, in which there is the opportunity to live, work and recreate in the same development or within the area.

Residential Development at Densities of Eight (8) or less Dwelling Units Per Acre.

 This category accommodates residential development consisting of the conventional detached and some attached residential dwelling units of eight (8) units per acre or less. Also included in this category are religious and private educational uses. The only exception to this limitation is the R1-PAD zoning classification in which the proposed development is subject to the standards and requirements identified in the Zoning Ordinance.

Residential Development at Densities over Eight (8) Dwelling Units Per Acre.

This category accommodates residential development consisting of over eight (8) units per acre. Also included in this category are religious and private educational uses.

Commercial. This category accommodates the full scope of commercial and retail as well as office uses, but the *Commercial: Office/Service* designation limits use to office only.

Industrial. This category accommodates all industrial uses. It also accommodates office uses and limited commercial activity that is directly related to the primary industrial use.

CHAPTER 19

NEIGHBORHOOD MIXED USE DISTRICTS

Sec. 2-1901. Purpose and regulations.

A. The purpose of the mixed use districts (MU-1 and MU-2) is to encourage mixed use development that utilizes vacant parcels available for infill and parcels under consideration for re-use or redevelopment.

B. The MU-1 district is intended to be a setting for low density housing combined with complementary and supporting commercial or office developments that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

C. The MU-2 district is intended to be a setting for moderate density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

D. The approval of the MU-1 and MU-2 district zoning will be based on the quality of the proposed development, its relationship to adjacent land uses and, in particular, its density and scale, as well as its impact on the city's infrastructure.
(Ord. No. 808.2000.07, 6/8/00)

Sec. 2-1902. Applicability.

Application of this zoning district is only permitted in those areas of the city where the city council has adopted a specific area plan, redevelopment plan or has accepted a strategic plan and is designated in the General Plan 2020 as a mixed use area. In the absence of a specific area plan, mixed-use developments are limited to projects which front on arterial or collector streets.
(Ord. No. 808.2000.07, 6/8/00)

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CHAPTER 20

NEIGHBORHOOD MIXED USE DISTRICT REGULATIONS

Sec. 2-2001. Permitted uses in the MU-1 district.

Permitted uses in the MU-1 district are residential development including renter or owner-occupied housing.

(Ord. No. 808.2000.07, 6/8/00)

Sec. 2-2002. Uses permitted subject to a use permit in the MU-1 district.

Uses permitted in the MU-1 district subject to a use permit are listed in Sections 2-703, 2-704 and 2-705 (R/O residence/office district, CCR convenience commercial residence district), Sections 2-802 and 2-803 (C-1 neighborhood commercial district, PCC-1 planned neighborhood commercial center district) and any expansion of such uses.

(Ord. No. 808.2000.07, 6/8/00)

Sec. 2-2003. Prohibited uses in the MU-1 district.

The following uses are prohibited in the MU-1 district:

1. Adult-oriented businesses;
2. Billboards;
3. Cemeteries, mausoleums and crematoriums;
4. Drive-throughs;
5. Hospitals and sanitariums;
6. Motor vehicle repair, painting, upholstering, body and fender work, dismantling and over-hauling;
7. Pawn shops;
8. Receiving and transmitting towers;
9. Service stations; and
10. Outside storage of materials.

(Ord. No. 808.2000.07, 6/8/00)

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Sec. 2-2004. Permitted uses in the MU-2 district.

Permitted uses in the MU-2 district are residential development including renter or owner-occupied housing.

(Ord. No. 808.2000.07, 6/8/00)

Sec. 2-2005. Uses permitted subject to a use permit in the MU-2 district.

Uses permitted in the MU-2 district subject to a use permit are listed in Sections 2-703, 2-704 and 2-705 (R/O residence/office district, CCR convenience commercial residence district), Sections 2-802 and 2-803 (C-1 neighborhood commercial district, PCC-1 planned neighborhood commercial center district), Sections 2-902, 2-903, 2-905 and 2-906 (C-2 general commercial district, PCC-2 planned general commercial center district) and any expansion of such uses.

(Ord. No. 808.2000.07, 6/8/00)

Sec. 2-2006. Prohibited uses in the MU-2 district.

The following uses are prohibited in the MU-2 district:

1. Adult-oriented businesses;
2. Billboards;
3. Cemeteries, mausoleums and crematoriums;
4. Drive-throughs;
5. Hospitals and sanitariums;
6. Motor vehicle repair, painting, upholstering, body and fender work, dismantling and over-hauling;
7. Pawn shops;
8. Receiving and transmitting towers;
9. Service stations; and
10. Outside storage of materials.

(Ord. No. 808.2000.07, 6/8/00)

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Sec. 2-2007. Additional information and requirements.

A. Each mixed-use project must include residential with commercial or office.

B. Processing of a P.A.D. shall be required to obtain this zoning. For the purpose of this zoning district, all standards of this zoning ordinance except density and use are to be considered guidelines and not requirements. The P.A.D. required to obtain this zoning shall contain a note or notes stating all situations where the P.A.D. does not comply with these guidelines. Approval of the P.A.D. shall be contingent upon a finding, by the decision-making body, that the project will be in harmony with the vision established in any applicable neighborhood specific area plan, strategic plan or redevelopment plan. Standards contained in the building, plumbing, electric, mechanical or fire codes may be modified provided the applicant demonstrates an equivalent method of compliance with those standards. The city engineer is authorized to interpret the Engineering Design Criteria and grant variances where particular applications would cause undo hardship to the applicant. In all cases, modifications to standards require a demonstration that the resulting project will be a high quality development, unique, and a credit to its neighborhood and the City of Tempe. All applications for a rezone to MU-1 or MU-2 shall be accompanied by an application for a P.A.D., a letter describing the contacts already made with the applicable neighborhood association(s), the results of those contacts, and an AutoCAD compatible 3-D computer representation of the proposed project on three and one-quarter (3-1/4) inch diskette which displays the surrounding area.
(Ord. No. 808.2000.07, 6/8/00)

Cross reference—See also Sec. 1-501 et seq., applications, procedures for site plans and P.A.D.s.

Sec. 2-2008. Yard, height, area standards and density requirements.

The yard, height, area standards and density requirements are as shown in the following chart.
(Ord. No. 808.2000.07, 6/8/00)

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YARD, HEIGHT, AREA STANDARDS AND DENSITY REQUIREMENTS:

DISTRICT		MU-1	MU-2
Minimum Net Site Area		---	---
Density (DU/Acre)		10	24
Minimum Lot Width in Feet		---	---
Minimum Lot Length in Feet		---	---
Maximum Height in Feet		40 ^(a)	50 ^(a)
Maximum Site Bldg. Cov.		---	---
Min. Yard Setback In Feet	Front	---	---
	Side	---	---
	Rear	---	---
	Street Side	---	---

- (a) If located in an adopted neighborhood specific plan area, the specific area plan guidelines will determine the maximum height.

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